

# GEORGETOWN SQUARE CIVIC CORPORATION NEWSLETTER

Spring 2014

Current Board Members:

**John Pickul - President      Arnold Colunga - Vice President**

**Mauri Norris - Treasurer      Jill Pearsall - Secretary      Tom White - Director**

Contact information for the board members is posted on the bulletin board on the pool fence.

## **GEORGETOWN SQUARE NEEDS YOUR HELP**

The Board of Directors is seeking knowledgeable community volunteers to guide Georgetown Square Civic Corporation into the 21<sup>st</sup> Century to go on-line with:

- our legal documents
- notices for meetings
- our meeting documents
- regular communications
- *emergent* notices
- our newsletters
- payment of assessments
- member contact information

If you are technically saavy and web-knowledgeable, please let a Board member know and offer your talents to guide Georgetown Square into a paperless, convenient and centralized resource for our community.

## **SEE SOMETHING, SAY SOMETHING**

If you see anything of concern, such as needed repairs, security provisions or a safety risk, please report it to a Board member. Since the members of our Board of Directors are **volunteer** homeowners in our neighborhood, they are, like all of us, busy people, with families and/or full-time jobs as well as volunteers in other positions, and are not able to have all eyes on the conditions of our community. Please make their Board-jobs less time-consuming and less stressful by following all **deed restrictions**, neighborhood rules, paying your assessments timely and reporting any community concerns.

## **DEED RESTRICTIONS**

The Georgetown Square Deed Restrictions were revised effective January 1, 2010. Owners are encouraged to be familiar with this document to comply with our community rules. As a reminder, please note:

**Assessments:** The manner of calculating the annual assessments for each townhome has changed. Annual assessments will be based on the annual budget for the coming year and allocated to each townhome based upon the linear feet of primary street frontage of each lot as platted divided by the total linear feet of all lots' primary street frontage.

**Maintenance:** The Deed Restrictions clarify that the Georgetown Square Civic Corporation (the "Association") is responsible for the maintenance of all common areas and each owner is responsible for the maintenance of its own lot and townhome.

**Construction Review:** The Deed Restrictions added a requirement for exterior construction to be reviewed and approved by either a construction review committee (if one is formed) or the Board of Directors for the Association. This review requirement is limited to exterior construction to the structures or additional improvements to be constructed. The purpose of this requirement is to maintain the aesthetics of our community.

**Parking:** No motor vehicles or non-motorized vehicle, boat, trailer, marine craft, recreational vehicle, camper rig of truck, hovercraft, aircraft, machinery, or equipment of any kind may be stored on any part of any Unit, easement, or right-of-way, unless such vehicle or object is completely concealed from public view inside a garage. Passenger automobiles, passenger vans, motorcycles, or pick-up trucks that: (a) are in operating condition; (b) have current license plates and inspection stickers; (c) are in weekly use as motor vehicles on the streets and highways of the State of Texas; (d) do not exceed six feet six inches in height, or eight feet in width, or twenty-four feet in length and (e) do not have more than six tires are permitted to be parked in the right-of-way in front of the Owner's Unit. No vehicle or any kind may be parked in any alley...so as to block the alley. No

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garage shall be enclosed, modified or otherwise used so as to reduce its capacity for parking vehicles.

**Exterior Lighting:** To promote the public safety in the Community, all Units shall maintain a working exterior light on the Unit capable of illuminating the front of the Unit from dusk to dawn. No exterior lighting may shed light onto other property in the Community or into residential dwellings in such a manner that creates a nuisance.

**Use of Common Areas and the Pool:** The Deed Restrictions authorize the Board of Directors to adopt rules and regulations which govern the use of the common areas and pool. If any such rules are adopted, a violation of such rules is a violation of the Deed Restrictions. In addition, some fundamental use rules for the pool area are incorporated into the Deed Restrictions, such as a requirement that a resident accompany all guests, minors must be accompanied, no pets are allowed, and that the hours of operation may be limited. The Board of Directors has the right to suspend access to the common areas and/or pool for any violations and also has the right to fine owners for violations.

As a reminder, the basic pool rules are:

**NO** lifeguard on duty - swim at your own risk

**NO** glass containers. Metal, plastic or paper only

**NO** smoking

**NO** pets allowed

**NO** barbeque equipment

**NO** large pool floats

**NO** running - **NO** playing ball, except with inflatable beach balls - **NO** diving

Limit four guests per resident. Guests and minors **must** be accompanied by an adult resident. Unaccompanied guests or minors are subject to arrest and prosecution for trespassing.

Pool equipment shall **only** be operated by an authorized person or vendor. The rear gate is for maintenance use **only**.

Area safety and cleanliness are **every** resident's responsibility - please remove **your** belongings and **your** trash.

Babies and young children **MUST** use swim diapers.

### **POOL HOURS**

Sunday - Thursday, 6:00 a.m. - 10:00 p.m.

Friday - Saturday, 6:00 a.m. - 11:00 p.m.

This is **NOT** a complete list of the Deed Restrictions, and **you should read the Deed Restrictions carefully to make sure that you understand its provisions.**

### **BOARD MEETINGS**

The next **Georgetown Square Board meeting** will be held **immediately following the Membership meeting on April 27, 2014 at the Georgetown pool**

Please note that Board meetings are held quarterly in January, April, July and October and the most recent meeting minutes are posted on the bulletin board on the pool fence.

### **BOARD MEMBER CONTACTS**

**John Pickul, President**

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**Arnold Colunga, Vice President**

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**Jill Pearsall, Secretary**

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713-432-1266

**Tom White, Director**

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713-665-0531

### **HELPFUL NUMBERS**

Bellaire Police - 713-668-0487

Bellaire Fire Dept - 713-662-8202

Public Works/Solid Waste - 713-662-8170

Animal Control - call Police - 713-668-0487

Bellaire Parks and Rec - 713-662-8280

Bellaire City Clerk - 713-662-8222

Power Outages - 713-207-2222